



Town Council Agenda Report

SUBJECT: SITE PLAN MODIFICATION

Application No. and Location: SP 4-6-00 New Town Commerce Park South

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: New Town Commerce Park South

REPORT IN BRIEF: The applicant request site plan approval to renovate an existing 4,982 square foot one story office/warehouse building, parking and landscaping to be used as an extension of the recently approved Flex Space project to the north. The total site area is 10.7 acres. The building will tie in aesthetically to the project to the north by matching the color scheme and adding a raised decorative facade on three sides at the east end of the building to a height of 24'-10". The base color will be white with blue accent bands. The raised portion of the facade will be in gray. All of the overhead doors will remain as existing. Twenty (20) parking spaces are required for the proposed office use with 75 provided. The excess stalls will be used as overflow parking for the flexspace project. The landscaping has been redesigned to meet current code requirements.

PREVIOUS ACTIONS: None

CONCURRENCES: Motion to approve based on staff's recommendations and additionally, to change the address on the plans to reflect 3901 South State Road 7, and that any mechanical on the roof will be hidden behind the facade (motion carried 4-0).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 4-6-00 subject to the conditions listed below prior to the issuance of a building permit.*

1. Providing the proposed colors on the elevations.
2. Revising the landscaping at the north elevation to enhance the proposed raised wall feature.
3. Specifying Eucalyptus mulch only on the plans.
4. Revising the open space calculations to reflect the correct percentage of greenspace provided (25% is required).
5. Satisfactory final review by Engineering Department to verify compliance with comments dated May 24, 2000.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Application #: SP 4-6-00
New Town Commerce Park South

Item No.

Revisions:

Exhibit "A":

Original Report Date: June 9, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: AP Adler Oakes Ltd.
Address: 1400 NW 107 Ave.

City: Miami, FL. 33172

Phone: (305) 392-4020

Agent:

Name: Adler Development Inc.
Address: 1400 NW 107 Ave.

City: Miami, Fl. 33172

Phone: (305) 392-4020

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 3901 S. State Road 7

Land Use Plan Designation: Industrial

Zoning: M-2 Hacienda Village (General Manufacturing and Industrial District)

Existing Use: Existing auto service building

Site Area: 10.7 acres

Surrounding Land Use:

North: 84 Lumber to the NE and Office/ Warehouse to the NW.

South: Auto Service

East: State Road 7

West: Burris Road (Unimproved)

Surrounding Zoning:

North: B-3 Intense Commercial Business District (Hacienda Village)

South: M-2 General Manufacturing and Industrial District (Hacienda Village)

East: B-2 General Commercial Business District (Hacienda Village)

West: M-4 Limited Heavy Industrial District (Hacienda Village)

ZONING HISTORY

Previous Requests on Same Property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant request site plan approval to renovate an existing 4,982 square foot one story office/warehouse building, parking and landscaping to be used as an extension of the recently approved Flex Space project to the north. The total site area is 10.7 acres.
2. *Building:* The building will tie in aesthetically to the project to the north by matching the color scheme and adding a raised decorative facade on three sides at the east end of the building to a height of 24'-10". The base color will be white with blue accent bands. The raised portion of the facade will be in gray. All of the overhead doors will remain as existing.
3. *Parking and access:* Twenty (20) parking spaces are required for the proposed office use with 75 provided. The excess stalls will be used as overflow parking for the flexspace project. There will be one ingress/egress opening off of State Road 7 at the east end of the site and two ingress/egress openings accessing the site to the north.
4. *Landscaping:* The landscaping has been redesigned to meet current code requirements. Green Buttonwood trees are proposed in the interior parking area as well as along the west perimeter. Silver Buttonwood trees have been used along the south perimeter due to overhead power lines. Ligustrum trees, foxtail palms and Sabal Palms will enhance the entrance off of State Road 7. A continuous Cocoplum hedge will surround the site. Twenty five (25) percent open space is required with 25% provided.
5. *Signage:* Signage will be reviewed at a later date.
6. *Drainage:* On site drainage will be dispersed to the canal on the west side of the site.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is Broward County development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 6. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial Flex has been applied to industrial land use plan designated lands on both sides of the Davie Road corridor between State Road 84 and Nova Drive.

Broward County Land Use Plan: The subject site is governed by the plat titled “West Dixie Farms”.

Staff Analysis and Findings of Fact

The proposed site plan is consistent with the development and use standards of the Broward County Development Code.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 4-6-00 subject to the following conditions prior to the issuance of a building permit.*

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Site Plan Committee

Site Plan Committee Recommendation: Motion to approve based on staff's recommendations and additionally, to change the address on the plans to reflect 3901

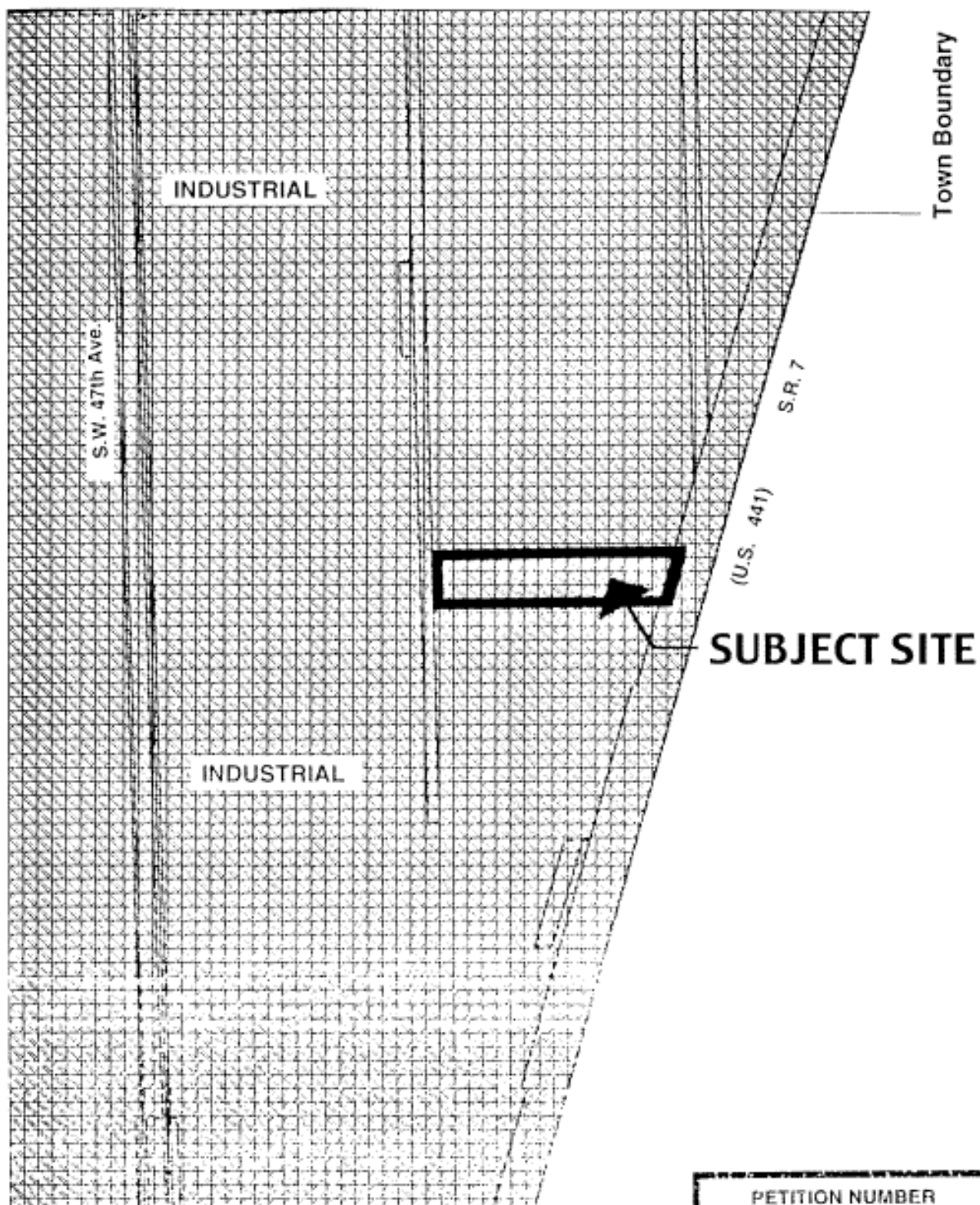
South State Road 7, and that any mechanical on the roof will be hidden behind the facade.
(motion carried 4-0)

Exhibits

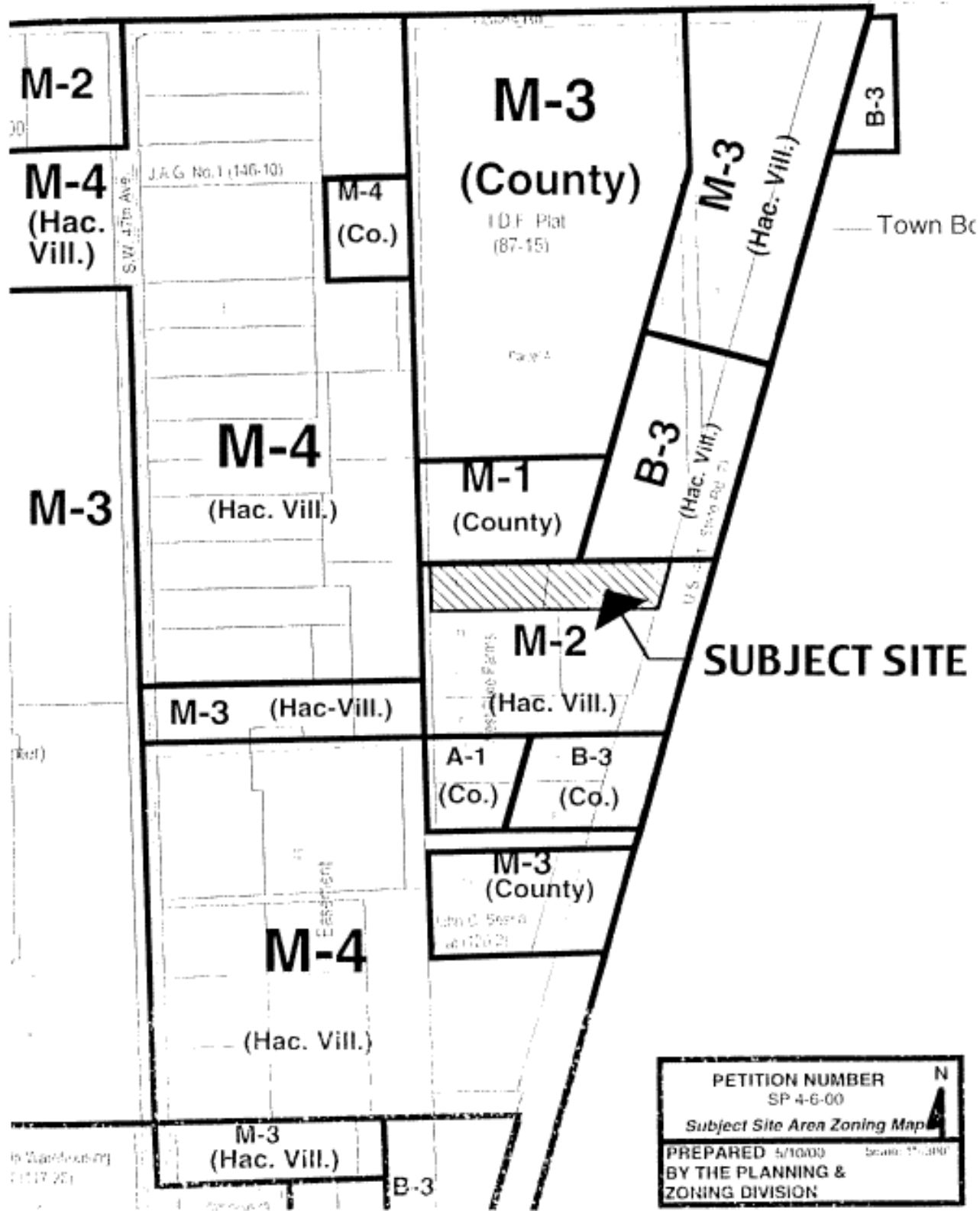
1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER		N
SP 4-G-00		4
Subject Site Area		
Future Land Use Plan		
PREPARED	5/10/00	Scale: 1"=500'
BY THE PLANNING & ZONING DIVISION		



PETITION NUMBER
SP 4-6-00
Subject Site Area Zoning Map
PREPARED 5/10/00
BY THE PLANNING & ZONING DIVISION

OAKES ROAD

SW 46 AVENUE

Subject Site



SW 47 AVENUE

STATE ROAD 7 (441)



DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 4-6-00